

**City of Greensboro Planning Department
Zoning Staff Report
January 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: The northwest side of New Garden Road between Garden Lake Drive and Pinehaven Drive.

Applicant: Betty A. Smith
Owner: Morris & Judy Newlin; Frank L. McCarty; Richard & Sara Blackburn

From: RS-12
To: CD-RM-5

Conditions: 1) Uses: Limited to townhomes, condominiums or single family dwellings.
2) There shall be no more than 39 units built on subject property.
3) The units to be built shall be limited to two stories in height above ground level.
4) The units shall be 80% masonry construction.

SITE INFORMATION	
Max. Developable Units & Density	41
Net Density of Developable Land	39
Existing Land Use	Single Family / Undeveloped
Acreage	8.26
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded / Grassy <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-15
<i>South</i>	Jefferson Elementary	CD-RS-12
<i>East</i>	Single Family / Recently Approved Rezoning for Townhomes	RS-12 / CD-RM-8
<i>West</i>	Single Family	CD-RM-5 / RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-5 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where water and sewer service is required. The overall gross density will typically be 3.0 units per acre.
CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 5.0 units per acre or less. See conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	New Garden Road – Major Thoroughfare, Northlake Drive – Collector Street.
Site Access	Access should be off of Northlake Drive. This would be optimum access since there is a median break on New Garden Road at Northlake Drive. This would provide full access to New Garden Road for this site.
Traffic Counts	New Garden Road ADT = 27,464.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	No.
Traffic Impact Study	Not required.
Street Connectivity	Yes, see GDOT comments.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro
Floodplains	None
Streams	1 perennial stream on-site. Stream requires 30' buffer on each side for low-density development (0-24% BUA). Stream requires 100' buffer on each side for high-density development (24-70% BUA). Buffer is measured from top of bank and can have no BUA within the buffer.
Other	Max BUA allowed is 70%. A BMP is required to treat all BUA to meet watershed regulations.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
East	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 5B.3: Strengthen stream corridor protection to protect water quality.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The New Garden Road Corridor Study (1996) called for this side of New Garden Road to remain zoned for low density, single family development.

Other Plans: N/A

STAFF COMMENTS

Planning: This property is in an area designated as Low Residential (3-5 dwelling units/acre) on the Generalized Future Land Use Map. The CD-RM-5 proposal, at 4.7 units per acre, is consistent with that classification in that it supports compact development that is also in the low density range of the future land use classification.

On September 21, 2004 the City Council approved the rezoning to CD-RM-8 for the triangular-shaped property which abuts the subject property on its east side and approval of this request would be consistent with that decision. Brookglen Village, zoned CD-RM-5, abuts this property on a portion of its western side.

The property has direct access to New Garden Road which is a major thoroughfare and is located across from Jefferson Elementary School. Staff feels that townhouses, condominiums or single family dwellings would be compatible with surrounding land uses.

GDOT: Northlake Drive will be required to be extended/upgraded to public street standards along the southern frontage of this property.

Water Resources: Site may potentially have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

Site may require on-site detention to meet quantity ordinance.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.